

**APRIL 20 REVIEW OF
APRIL 8, 2010
MINUTES FOR THE BOARD OF EQUALIZATION
PUBLIC HEARING**

Call to Order: 9:20 AM meeting. Present: John Schied, BOE Chairman; Madeline A. Simmons, BOE Secretary; Ida Light, BOE Member; and George N. Slater, BOE Member.

Call to Order: 12:00 PM meeting. Present: John Schied, BOE Chairman; Madeline A. Simmons, BOE Secretary; and Ida Light, BOE Member. Absent first appointment: George N. Slater, BOE Member. Patricia A. McSweeney and Tristan Golas, Office of Reassessment, were available for questions and technical assistance.

First Business: The BOE was presented with copies of the letter from D. Dobson sent via email to the Reassessment email address. A certified letter to the BOE at 98 Alexandria Pike, Warrenton, VA was received later in the day.

Other Business: The tape recording system is still very erratic in its' continuity of recording. The manufacturer does not want to assist. The Reassessment Office told the Board not to use it anymore.

First Appointment: 12:00 PM Phone in. John Suter, tee (BOA member, but calling as a citizen) **6052-60-2750-000**. He stated that he felt that because of the railroad berm the 5 acres of open land adjoining this is very wet. **15% TOPO reduction on 5 acres of the 36.63 open residual acreage.**

George N. Slater comes in

Second Appointment: 12:15 PM Jamie Ojeda and Tyson Gilpin, Esq. **6919-89-1353-000 & 6010-91-1230-000**. They stated that they felt that the fair market land value was too high (140% value of adjoining landowners with similar size property) and this land is accessible from a 2 mile right of way and very steep (wooded) and the comparables he used mostly had state road frontage. There was one other property of much larger acreage and having no deeded R/W that was assessed at the same per acre rate. Need to look into this. **Reduction on 6919-89-1353-000 land to \$10,000 to match neighbors, then reduce by 15% LACC & 15% TOPO. On 6010-91-1230-000 reduce by 15% LACC & 15% TOPO.**

Request for 2 other cards in this area: Need cards for 6919-65-9952-000 & 6919-87-9451-000 to equalize the acreage from \$20, 000 to \$10,000. Then there will be no discrepancy and all will be equal. All this land is under easement and this will not change taxable assessment.

Ida Light leaves for the day

Third Appointment: 1:55 PM Phone in. Suzanne H. Lipsey **6929-34-3165-000**. She stated that she could not understand why her property value had gone up from the 2006 assessment. The only recent sale in the area was 25 acres for \$250,000 and they only paid \$115,000 for the 50.2 acres 18 years ago. Therefore she felt the land should be at around two times the 25 acre price. **Reduce by 30% TOPO (instead of 10%) on residual open acreage to match adjoining property values.**

Fourth Appointment: 2:20 PM Nicholas Kalis of Kalis Holdings LLC **6974-85-8166-000 & 6974-95-2114-000**. He stated that he felt the value was too high based on the income approach and he presented the BOE with documents showing expenses and income. This property has gone up in value on our 2010 assessment over the assessed value on the 2006 assessment. It also is in the flood plain (need Fema Map from Warrenton). He feels it should be closer to the purchase price in 2003, as commercial real estate has not grown in value compared to the residential property. **Bring up to mike on April 22nd and try to get flood plain map from Town of Warrenton.**

Motion is Made to Adjourn: Meeting adjourned at 3:05PM

Submitted by: Madeline A. Simmons, Secretary, April 19, 2010

Approved as amended April 20, 2010

Reviewed: April 20, 2010

Submitted by: Madeline A. Simmons, Secretary, April 21, 2010